

615 RM-3 HIGH DENSITY MULTIFAMILY RESIDENTIAL DISTRICT

615.01 Purpose. This district is intended to provide for the development of high density apartments, condominium, townhouse and other group dwellings, with provisions for adequate light, air, open space and landscaped areas. The principal land use is high density, multi-family residential and incidental or accessory uses. Only additional uses that are complimentary to and can exist in harmony with such residential uses are permitted.

615.02 Use Regulations. Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful.

A. Permitted uses and structures

1. Multiple dwelling units and apartments. Rentals of dwelling units for periods of less than thirty (30) consecutive days is prohibited.
2. Boarding houses
3. Single family dwellings. Rentals of single-family dwellings for periods of less than thirty (30) consecutive days is prohibited.
4. Home occupation uses subject to the following conditions:
 - a. A home occupation shall be conducted in a dwelling or accessory building on a property that is also used as a primary residence by the proprietor of the home occupation.
 - b. In no way shall the appearance of the structure or premises be altered or the conduct of the occupation within the structure be reasonably recognized as serving a non-residential use (by color, materials, construction, lighting, signs, sounds, vibrations, display of equipment, etc.).
 - c. No one other than a resident of the dwelling shall be employed in the conduct of a home occupation.
 - d. The use shall not generate more pedestrian or vehicular traffic than typical to the district in which it is located.
 - e. No indoor or outdoor storage of materials and/or supplies, including vehicles or equipment used in the occupation, shall be permitted which will be hazardous to surrounding neighbors or detrimental to the residential character of the neighborhood.
 - f. The total useable floor space area dedicated to home occupation uses in any primary dwelling or accessory structure shall not exceed twenty-five percent (25%) of the gross floor area on the site.
 - g. There shall be no use of utilities or community facilities beyond that typical to the use of the property for residential purposes.
 - h. A home occupation shall not create any radio, television, computer or power line interference or noise audible beyond the boundaries of the site.
 - i. No smoke, odor, liquid or solid waste shall be emitted.
 - j. The conduct of the home occupation shall not interfere with the maintenance of the required off-street parking spaces on the property.
5. Public utility installations not exceeding six hundred fifty (650) square feet, but not including public utility offices, water tanks, or repair or storage facilities.
6. Accessory uses and structures located on the same site as a permitted use and structure, including the following:
 - a. Swimming pools in other than the front yard.
 - b. Fences and freestanding walls.
 - c. Appurtenant signs.

- d. Parking facilities to meet no less than the minimum requirement provided in Article 9.

B. Uses subject to Conditional Use Permit

1. Dormitories.
2. Day care and nursery schools.
3. Religious institutions, columbariums, churches and places of worship in permanent buildings.
4. Educational institutions, including private schools, provided they offer a curriculum of general instruction similar to public schools.
5. Parks and recreational facilities.
6. Public utility and public service substations, water tanks, pumping plants and similar installations six hundred fifty (650) square feet or greater but not including business office or repair or storage facilities.
7. Bed and breakfast establishments subject to the following:
 - a. There shall be a maximum of six (6) guest units.
 - b. The same regulations and development standards applicable to hotel and motel establishments shall apply.
 - c. Primary access to guest rooms shall only be allowed through the main entrance of the building.
8. Accessory uses and structures located on the same site as a conditional use, including recreational facilities accessory to religious or educational buildings.

C. Uses subject to Temporary Use Permit shall be as listed in Section 407.

- D. Restricted uses. Mobile or manufactured homes may not be used as a main or guest dwelling or accessory living quarters.
- E. Any permitted use converting to a hotel, motel, timeshare or similar lodging use that has more

than six guest units, is subject to rezoning regulations as set forth in section 629 L (Lodging) District.

615.03 Approvals Required. Prior to the construction of physical improvements and the issuance of a building permit, Single-Family Residential Review is required for single-family uses as outlined in Section 403. For all uses other than single family residential, Development Review approval shall be obtained as outlined in Section 401. Where required, conditional use permit shall be obtained as outlined in Section 402 and temporary use permit shall be obtained as outlined in Section 407.

615.04 Property Development Standards. The following property development standards shall apply to all land and buildings permitted in the RM-3 district:

A. Lot Area

1. Each lot shall have a minimum lot area of twenty one thousand seven hundred eighty (21,780) square feet or one-half (½) acre.

B. Lot Dimensions

1. All lots shall have a minimum width of one hundred (100) feet.
2. All lots shall have a minimal depth of one hundred (100) feet.

C. Density. There shall not be more than twenty (20) dwelling units per acre.

D. Lot Coverage. Maximum lot coverage shall not exceed twenty-five (25%) percent of the net lot area.

E. Floor Area Ratio. The maximum floor area ratio (F.A.R.) shall not exceed 0.50.

F. Yards

1. Front yard - There shall be a front yard having a depth of not less than twenty (20) feet.

2. Interior side yard - There shall be an interior side yard of not less than ten (10) feet.
 3. Exterior side yard - There shall be an exterior side yard of not less than fifteen (15) feet where a parcel abuts a street.
 4. Rear yard - There shall be a rear yard of not less than twenty five (25) feet.
 5. A building used for public or semi-public uses shall maintain a minimum separation of fifty (50) feet from any single family dwelling or accessory building.
- G. Access. All lots shall have frontage on and vehicular access from a dedicated street, unless other frontage and/or means of permanent vehicle access has been approved by the Director.
- H. Distance Between Buildings. There shall not be less than ten (10) feet between an accessory building and a main building or between two (2) buildings.
- I. Height and Screening Regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.
- J. Color and Materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.
- K. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.
- L. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.
- M. Outdoor Lighting. Outdoor lighting shall comply with the provisions of Article 9.
- N. Landscaping. The landscaping provisions of Article 9 shall apply.
- O. Off-street Parking. Off-street parking shall comply with the provisions of Article 9.
- P. Signs. Signs shall comply with the provisions of Article 11.
- Q. Design Standards. The provisions of Article 10 shall apply as administered through the Development Review process of Article 4.